

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: VAN METER  
Local Government Number: 25G239

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
VAN METER URBAN RENEWAL	25004	8

**TIF Debt Outstanding: 1,441,010**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	270,332	270,332	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	213,348
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>213,348</b>

Rebate Expenditures:	95,754
Non-Rebate Expenditures:	146,733
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>242,487</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	241,193	241,193	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 957,330**

## Urban Renewal Area Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL  
 UR Area Number: 25004  
 UR Area Creation Date: 02/1991

1. To construct public works facilities including water, sanitary sewer, and roadway improvements.  
 2. To stimulate residential development. 3. To provide land for new development. 4. To attract investments. 5. To increase affordable housing.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT	25104	25105	0
VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT	25106	25107	0
VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC	25247	25248	1,370,200
VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC	25307	25308	0
VAN METER CITY AG/VAN METER SCH/2004 TIF INC	25309	25310	0
VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC	25311	25312	4,758,666
VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC	25313	25314	0
VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT	25320	25321	838,190

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	376,600	32,034,330	1,838,600	0	0	-55,560	34,193,970	0	34,193,970
Taxable	225,709	16,919,399	1,838,600	0	0	-55,560	18,928,148	0	18,928,148
Homestead Credits									144

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **270,332** **270,332** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 213,348  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 213,348**

Rebate Expenditures: 95,754  
 Non-Rebate Expenditures: 146,733  
 Returned to County Treasurer: 0  
**Total Expenditures: 242,487**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **241,193** **241,193** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For VAN METER URBAN RENEWAL

### CR Estates WA

Description:	Water Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### CR Estates SW

Description:	Sewer Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### WA Treatment Plant Design

Description:	Plans, Designs, Specifications for filtration, RO, and softening of the City's drinking water.
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### Rec Complex Aquisition

Description:	Acquired Van Meter Rec Complex
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Site Certification

Description:	Due diligence and utility extension planning for business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Blight Alleviation

Description:	416 West Street Demo and Environmental Cleanup
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For VAN METER URBAN RENEWAL

### 2005 Water Improvement Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	145,000
Interest:	5,766
Total:	150,766
Annual Appropriation?:	No
Date Incurred:	05/01/2005
FY of Last Payment:	2018

### 2005 Sewer Improvement Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	55,000
Interest:	3,165
Total:	58,165
Annual Appropriation?:	No
Date Incurred:	12/01/2005
FY of Last Payment:	2018

### 2013 Refinancing/WA Treatement/Rec Complex/Site Cert

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2013
FY of Last Payment:	2033

### Crestview Estates No 1 LLC

Debt/Obligation Type:	Rebates
Principal:	1,046,776
Interest:	0
Total:	1,046,776
Annual Appropriation?:	Yes
Date Incurred:	09/09/2005
FY of Last Payment:	2018

### Grinnell St Bank

Debt/Obligation Type:	Rebates
Principal:	185,303
Interest:	0
Total:	185,303
Annual Appropriation?:	Yes
Date Incurred:	11/22/2005
FY of Last Payment:	2015

## Non-Rebates For VAN METER URBAN RENEWAL

TIF Expenditure Amount:	38,504
Tied To Debt:	2005 Water Improvement Bond
Tied To Project:	CR Estates WA

TIF Expenditure Amount:	38,504
Tied To Debt:	2005 Sewer Improvement Bond
Tied To Project:	CR Estates SW

TIF Expenditure Amount:	69,725
Tied To Debt:	Crestview Estates No 1 LLC
Tied To Project:	Blight Alleviation

## Rebates For VAN METER URBAN RENEWAL

### Crestview Estates

TIF Expenditure Amount:	82,077
Rebate Paid To:	Crestview Estates No 1 LLC
Tied To Debt:	2005 Water Improvement Bond
Tied To Project:	CR Estates WA
Projected Final FY of Rebate:	2018

### Whispering Pines

TIF Expenditure Amount:	13,677
Rebate Paid To:	Grinnell State Bank
Tied To Debt:	2005 Water Improvement Bond
Tied To Project:	CR Estates SW
Projected Final FY of Rebate:	2015

## Income Housing For VAN METER URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	69,725
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	69,725

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 25105  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,102,140	1,707,780	0	0	-46,300	17,763,620	0	17,763,620
Taxable	0	8,504,595	1,707,780	0	0	-46,300	10,166,075	0	10,166,075
Homestead Credits									85

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,580,977	10,166,075	0	10,166,075	287,540

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 25107  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	132,140	0	0	0	0	0	132,140	0	132,140
Taxable	79,195	0	0	0	0	0	79,195	0	79,195
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	46,301	79,195	0	79,195	1,456

FY 2014 TIF Revenue Received: 0



## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC  
 TIF Taxing District Inc. Number: 25248

TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,594,260	0	0	0	0	2,594,260	0	2,594,260
Taxable	0	1,370,200	0	0	0	0	1,370,200	0	1,370,200
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,098,810	1,370,200	1,370,200	0	0

FY 2014 TIF Revenue Received: 38,754

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC  
 TIF Taxing District Inc. Number: 25308

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,730,560	130,820	0	0	-3,704	2,857,676	0	2,857,676
Taxable	0	1,442,192	130,820	0	0	-3,704	1,569,308	0	1,569,308
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,290,790	570,590	0	570,590	16,139

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2004 TIF INC  
 TIF Taxing District Inc. Number: 25310

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	163,160	0	0	0	0	0	163,160	0	163,160
Taxable	97,789	0	0	0	0	0	97,789	0	97,789
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	65,840	97,320	0	97,320	1,789

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC  
 TIF Taxing District Inc. Number: 25312

TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,020,390	0	0	0	-5,556	9,014,834	0	9,014,834
Taxable	0	4,764,222	0	0	0	-5,556	4,758,666	0	4,758,666
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	18,440	4,758,666	4,758,666	0	0

FY 2014 TIF Revenue Received: 150,887

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC  
 TIF Taxing District Inc. Number: 25314

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	81,300	0	0	0	0	0	81,300	0	81,300
Taxable	48,725	0	0	0	0	0	48,725	0	48,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	38,370	42,930	0	42,930	789

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 25321

TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2005

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,586,980	0	0	0	0	1,586,980	0	1,586,980
Taxable	0	838,190	0	0	0	0	838,190	0	838,190
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	96,070	838,190	838,190	0	0

FY 2014 TIF Revenue Received: 23,707